



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

PO Box 120, Windham, New Hampshire 03087

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www.WindhamNewHampshire.com

Conservation Commission

Thursday August 13, 2015

7:30pm @ Community Development Department

Agenda

Attendance

Meeting Minutes – Review and Approve - July 14th (Site Walk) & July 23rd

Discussion

- Update -Walking In Windham Booklet Reprint
- Status Update -Mussel & Turtle Survey Cost-sharing with Friends of Moeckel Pond
- Campbell Farm Subcommittee
- Update on Cost for Tree-cutting along Kendall Pond to View Campbell Farm Fields
- Open Space Chapter Phase II Master Plan

2016 Town Meeting

- Soil-Based Lot Sizing – Keach Nordstrom Associates Memo
- Increase of Vernal Pool Buffers – September 9 Submittal deadline; September 16 Workshop

Technical Review Committee (TRC) July 28th

-Minor Subdivision/WWPD Special Permit, 139 Londonderry Road (Lot 1-C-1500)

The applicant, Timothy Winings of TJW Survey, on behalf of Charles W. Etsey, is proposing to subdivide the existing lot into two lots; one for the existing residence and two accessory buildings, sized 3.73 acres (162,622 sq. ft.); and another vacant lot sized 4.08 acres (177,541 sq. ft.) for future residential development, in the Rural District and Wetland and Watershed Protection District (WWPD).

August 11th

-Major Watershed Proposal, 19 Lake Shore Rd (Lot 21-H-14)

-Major Subdivision Proposal, London Bridge South, London Bridge Road (Lots 14-B-2600, 14-B-3450)

-Case # 2015-17, Minor Subdivision, Final Application, 16 & 18 Viau Rd (Lots 16-Q-211B & 16-Q-211)

-Case # 2015-18, Major Watershed, 35 West Shore Road, (Lot 22-L-73)

-Case # 2015-19, 31 Walkey Road (Lot 17-I-111)

Planning Board

August 19th

-Case # 2015-15, Major Watershed-Revised, 30 Horseshoe Road, (Lot 17-L-78)

-Case # 2014-4, Remediation of WWPD Special Permit, 21 Walkey Road (Lot 17-I-111D)

-Case # 2015-20, Minor Site Plan, WWPD Special Permit, 183 Rockingham Road (Lot 3-B-625)

Administrative Finalization

- Case # 2015-3, Wood Meadows Estates Subdivision, Settler's Ridge & Glendenin Roads (Lot 25-R-6000)
Review of Open Space Legal Document as part of Planning Board Conditional Approval.

ZBA – August 11th

-Case # 21-2015, 15 Rocky Ridge Road, Lot 17-J-104, The Applicant, Joseph Maynard/ Benchmark Engineering, Inc., on behalf of the property owner, Roberts Family Trust in Residence A – Cobbetts Pond & Canobie Lake Watershed Protection District (CPCLWPD), is requesting relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations to raze the existing dwelling and allow the construction of a new dwelling: **Section 401** to allow an increase in the extent of the non-conforming use or structure, **Section 406.2** to allow an increase in volume from 10,900 cu. ft. to 12,600 cu. ft. and an increase in footprint from 984 sq. ft. to 1,220 sq. ft., **Section 702, App. A-1** to allow a frontage of 50 ft. where 175 ft. is required, a lot area of 6,856 sq. ft. where 50,000 sq. ft. is required, side setbacks of 9 ft. & 4 ft. where 30 ft. is required, a rear (lake) setback of 12 ft. where 50 ft. is required and a front setback of 26 ft. where 50 ft. is required.

-Case #22-2015, 23 Walkey Road, Lot 17-I-111C, The Applicant, Joseph Maynard, Benchmark Engineering, Inc., on behalf of the property owners, David & Linda Latta, in Residence A & Cobbetts Pond & Canobie Lake Watershed Protection (CPCLWPD) & Wetland & Watershed Protection District (WWPD) is requesting relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations to raze the existing structure and to allow construction of a new dwelling: **Section 401** to allow an increase in the extent of the non-conforming use or structure; **Section 406.2** to allow an increase in volume from 7,215 cu. ft. to 28,062 cu. ft. and an increase in footprint from 962 sq. ft. to 1,330 sq. ft; **Section 601.3** to allow a dwelling to be constructed in the WWPD which is not allowed; **Section 601.4.6** to allow a septic system to be 50 ft. from the WWPD where 100 ft. is required; **Section 601.4.8** to allow the construction of the dwelling without a special permit from the Planning Board; **Section 601.4.8.3** to not require evidence that the WWPD disturbance is the minimum possible; **Section 601.4.8.4** to not require WWPD markers; **Section 616.6.4.1** to allow a driveway within the 75 ft. buffer; **Section 616.8** to allow some of the 100 ft. buffer to be disturbed; **Section 616.9** to allow the septic system to be 50 ft. from hydric-B soil where 75 ft. is required; **Section 702, App. A-1** to allow a frontage of 70 ft. where 175 ft. is required, a lot area of 4,650 sq. ft. where 50,000 sq. ft. is required, a side setback of 9 ft. where 30 ft. is required, and a front setback of 26 ft. where 50 ft. is required and a rear setback of 5 ft. where 30 ft. is required.

-Case # 27-2015, 23 Sawtelle Road, Lot 17-C-26, The Applicant, Edward N. Herbert Assoc. Inc., on behalf of the property owner, MacThompson Realty Trust, in Residence A, Cobbetts Pond & Canobie Lake Watershed Protection District (CPCLWPD) is requesting relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations: **Section 501** to allow construction of a dwelling; **Section 702, App. A-1** to allow a dwelling to be constructed on a lot with an area of 14,810 sq. ft. where 50,000 sq. ft. is required, a front setback of 32 ft. where 50 ft. is required and a frontage of 134.92 ft. where 175 ft. is required.

DES

Misc Items – Binder Updates

Non-Public per RSA 91-A:3 (d)

Next Meeting: August 27, 2015

Agenda items and order may be modified at the discretion of the Commission

